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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

FORM 'A'

[Under Rule 3 (2) of the Tamil Nadu Real Estate (Regulation and Development Rules, 2017]

APPLICATION FOR REGISTRATION OF PROJECT

To

No. 2949

The Real Estate Regulatory Authority
3rd Floor, East Wing,
CMDA, Thalamuthu Natarajan Maligai,
No.1, Gandhi-Irwin Road, Egmore,
Chennai- 600 008.

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
12 JUN 2019
TNRERA
CHENNAI

Sir,

We hereby apply for the grant of registration of our residential layout project comprised in Survey No. 382/2 of Kolapakkam Village, Pallavaram Taluk, Kancheepuram District, and State of Tamil Nadu.

(a) Name of the Firm	**VGN Enterprises Pvt Ltd**, Rep. by its Authorised Signatory Mr. B.R.Nandakumar
(b) Address	No. 333, Poonamallee High Road, Amaindakarai, Chennai – 600 029.
(c) Certificate of Incorporation	**Corporate Identity Number:** U70101TN2004PTC053070 in the Office of the Registrar of Companies, Tamil Nadu. (Photo copy of the same is enclosed herewith)
(d) Mobile Number	9840303414
(e) Telephone Number	044 – 43937979
(f) E Mail	brn@vgngroup.org
(g) Main Objects:	**To carry on the business of:** (i) Real Estate Development (ii) Property Development (iii) Builders (iv) Development of Land into Housing Plots/Sites/Residential Project (v)To carry on any or businesses as the parties hereto other business may decide from time to time

(h) Name, photograph and address of the Owner:

VGN Enterprises Pvt Ltd, represented by its Authorised Signatory Mr.B.R. Nandakumar **Registered Office:** No. 333, Poonamallee High Road, Amaindakarai, Chennai – 600 029.	Photo:	

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(i) PAN of "VGN Enterprises Pvt Ltd"	**"AACCV0153A".** Photo copy the same is enclosed herewith.	
(j) Name and address of the bank or banker with which account in terms of Section 4 (2)(l)(D) of the (RERA)Act will be maintained	Andhra Bank, Kanniamman Koil Street, Amaindakarai, Shenoy Nagar, Chennai-600 030.	
(k) Project Bank details	Bank Name	Andhra Bank
	Branch Name	Shenoy Nagar
	Account No.	050611l0005729
	IFSC Code	ANDB0000506
	District	Chennai
	State	Tamilnadu
(l) Details of Project Land held by the Applicant:	Layout of house sites in Survey No. 382/2 of Kolapakkam Village, Pallavaram Taluk, Kancheepuram District, and State of Tamil Nadu, Kundrathur Panchayat Union limit coming within the Sub Registration District of Pammal and the Registration District of Chennai South.	
(m) Details of Approval obtained from Various Competent Authorities for commencing the Project by name	**Project Name : VGN ORVILLE EXTENSION - II** 1. Planning Permit PPD/Lo. No.48/2019 dated 15.04.2019 issued by the Chennai Metropolitan Development Authority (CMDA) in File No. L1/1048/2019. 2. Approved Letter Na. Ka, No. 2383/2019/A3 from "The Commissioner, Kundrathur Panchayat Union dated 03.05.2019 & Proceedings letter from "The Special officer, Kolapakkam Panchayat vide letter Na.Ka.No.15/2019-20 dated 28.05.2019.	
(n) Current Status of the Project	Under development and under Registration with RERA.	
(o) Is there any case pending	No	
(p) Brief details of the projects launched by the Owner in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc	VGN Enterprises Pvt Ltd has promoted the projects viz. VGN Mahalakshmi Nagar Extension – IX & X, VGN Summerdale Phase – I & II etc.,	
(q) Agency to take up external development works, Local Authority (exact Authority or any agreement to the Authority) / Self Development:	**Chennai Metropolitan Development Authority (CMDA)**	

(r) Registration fee by way of a NEFT/RTGS dated 03.06.2019 on IOB Bank, Aminjikarai Branch, UTR No.915418831077 for an amount of Rs. 6,500/- calculated as per sub-rule (3) of Rule 3

(s) Any other information the applicant may like to furnish.

Nil

2. We enclose the following documents, namely:-

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(i) Authenticated copy of the PAN card of the Owner

(ii) Audited balance sheet of the Owner for the preceding financial year

(iii) Copy of the legal title deed reflecting the title of the Owner to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person

(iv)Details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details

(v) Where the POA is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of Power of Attorney Agreement, as the case may be, entered into between the POA and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed

(vi)Authenticated copy of the planning permit and sanctioned plan from the competent authority in accordance with the laws applicable for the layout project, and where the project is proposed to be developed in phases, an authenticated copy of the planning permission

(vi) The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority

(vii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy

(viii) The location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project

(ix) Performa of the allotment letter, Agreement for Sale, and the Conveyance Deed proposed to be signed with the purchasers.

(xiv) A declaration in FORM 'B'.

We **"VGN Enterprises Pvt Ltd"** Rep. by its Authorised Signatory Mr.B.R.Nandakumar, do hereby solemnly affirm and declare that the particulars given herein above are true and correct to our knowledge and belief and nothing material has been by us there from.

Dated: 12/6/19
Place: Chennai

Yours faithfully,
for VGN Enterprises Pvt Ltd,

Authorised signatory

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THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.